



Presented by:  
**Tanya Rankin**  
 Tanya Rankin Ltd  
 Phone: 250-392-0371  
 www.williamslakerealestate.com  
 tanya@tanyarankin.com



**Active**  
**R2145305**  
 Board: N  
 House/Single Family

**176 FETTERS DRIVE**  
 Williams Lake (Zone 27)  
 Lakeside Rural  
 V2G 5G2

Residential Detached  
**\$345,000** (LP)  
 (SP)



Sold Date: Frontage: **0.00** Original Price: **\$345,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1994**  
 Depth / Size: **0** Bathrooms: **3** Age: **23**  
 Lot Area (acres): **0.45** Full Baths: **3** Zoning: **R2**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$2,805.78**  
 Rear Yard Exp: For Tax Year: **2016**  
 Approval Req?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **017-033-365**  
 Tour:  
 View: **Yes: Williams Lake**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **Community**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:  
 Parking: **Garage; Double, Open, RV Parking Avail.**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LT C PL PGP35126 DL8832 LD05**

Amenities: **None**

Site Influences: **Paved Road**

Features: **Dishwasher, Microwave, Oven-Built In, Range Top, Refrigerator, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13' x 14'8	Bsmt	Laundry	12'7 x 9'10			x
Main	Dining Room	10'2 x 12'8	Bsmt	Storage	13'8 x 14'4			x
Main	Living Room	12'4 x 16'						x
Main	Foyer	6' x 8'6						x
Main	Master Bedroom	14'8 x 12'8						x
Main	Bedroom	10' x 8'6						x
Main	Bedroom	10'8 x 8'6						x
Bsmt	Recreation	11'7 x 24'						x
Bsmt	Playroom	9'5 x 8'4						x
Bsmt	Bedroom	12'10 x 14'7						x

Finished Floor (Main): **1,340**  
 Finished Floor (Above): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **1,340**  
 Finished Floor (Total): **2,680 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **2,680 sq. ft.**

# of Rooms: **12**  
 # of Kitchens: **1**  
 # of Levels: **2**  
 Suite: **None**  
 Crawl/Bsmt. Height:  
 Beds in Basement: **1** Beds not in Basement: **3**  
 Basement: **Full, Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	No
2	Main	3	Yes
3	Bsmt	3	No
4			
5			
6			
7			
8			

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Door Height:

Listing Broker(s): **Tanya Rankin Ltd**

**WATERVIEW LIVING** in desirable Russett Bluff Estates with wonderful oversized lot offering exceptional space & privacy. One of the most sought after locations when you want to incorporate a lifestyle of easy outdoor activity with incredible access to trails & the back country. Catch your breath as you step inside this fabulous family home with vaulted ceilings & modern decor throughout. You'll love the 3 bedrooms on the main with a optional 4th down plus 3 full baths. Both upper and lower decks incorporate easy access for indoor/outdoor living; ideal for hosting friends, family & back yard barbecue's. Updates Include: flooring 2017, hot water tank 2017, furnace serviced Dec 2016, septic serviced summer 2016. This house has it all don't miss your chance to call it home! Check it out!